

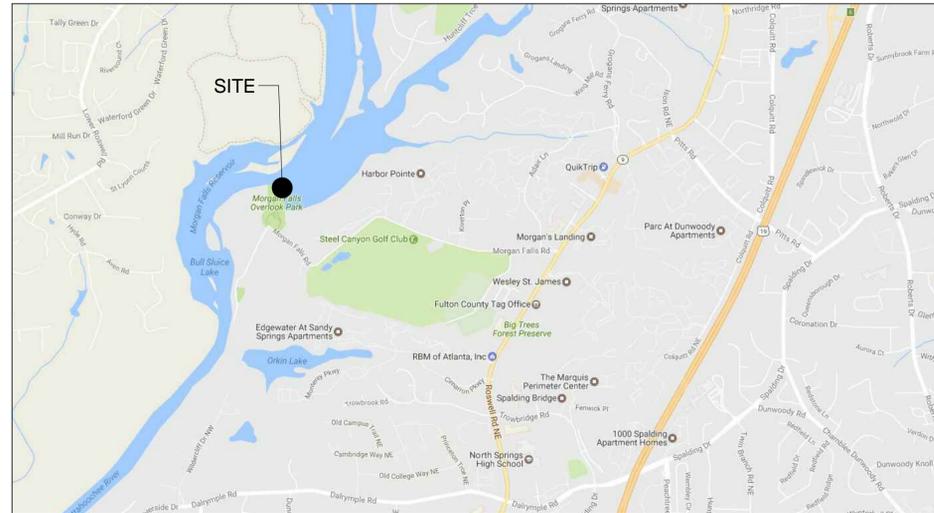
CONSTRUCTION DOCUMENTS FOR:

# REMEDIATIONS AT MORGAN FALLS OVERLOOK PARK

200 MORGAN FALLS RD  
SANDY SPRINGS, GA 30350  
LL. #43 DISTRICT #59, ZONED: R3

## Sheet Index

- G-1 COVER
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- C-2 CONSTRUCTION DETAILS
- L-1 LANDSCAPE PLAN



VICINITY MAP  
NOT TO SCALE

SITE DISTURBED AREA = 0.031 AC.

PREPARED BY:



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24 HR CONTACT:  
MR. STAN MARSHALL  
770-730-5600

ISSUED:  
AUGUST 23RD, 2017  
873.003

ANTICIPATED ACTIVITY SCHEDULE				
		BEGIN CONSTRUCTION: 12/01/2017		
		END CONSTRUCTION: 03/01/2017		
ACTIVITY	1.0 MTH	2.0 MTH	3.0 MTH	
1	INSTALL SEDIMENT CONTROLS	█		
2	DEMOLITION	█		
3	CLEARING, GRUBBING, & GRADING	█		
4	GRASS TEMP.	█		
5	DOCK INSTALLATION	█		
6	MAINTAIN EROSION CONTROL	█		
7	PAVING		█	
8	FINAL LANDSCAPING			█
9	DISPOSITION OF TEMP. SEDIMENT CONTROLS			█

## PROJECT DIRECTORY

**OWNER**  
THE CITY OF SANDY SPRINGS  
7840 ROSWELL RD, BUILDING 500  
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CONTACT: MRS. ERICA MADSEN

**LOCAL ISSUING AUTHORITY**  
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SANDY SPRINGS, GA 30350  
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CONTACT: MR. STAN MARSHALL

ENGINEER:

Foresite Group, Inc.  
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DEVELOPER:

**SANDY SPRINGS**  
GEORGIA

THE CITY OF SANDY SPRINGS  
7840 ROSWELL RD, BUILDING 500  
SANDY SPRINGS, GA 30350  
770-730-5600  
CONTACT: MR. STAN MARSHALL

PROJECT:

**REMEDIATIONS AT MORGAN FALLS OVERLOOK PARK**

200 MORGAN FALLS RD  
SANDY SPRINGS, GA 30350  
LL. #43 DISTRICT #59

SEAL:

10/19/2017  
GEORGIA LEVEL II CERTIFIED PROFESSIONAL # 00000001575  
EXPIRATION DATED: 04/22/2021

REVISIONS	DATE

PROJECT MANAGER: EM

DRAWING BY: SSH

JURISDICTION: SANDY SPRINGS, GA

DATE: 08/23/2017

SCALE: AS SHOWN

TITLE:

COVER

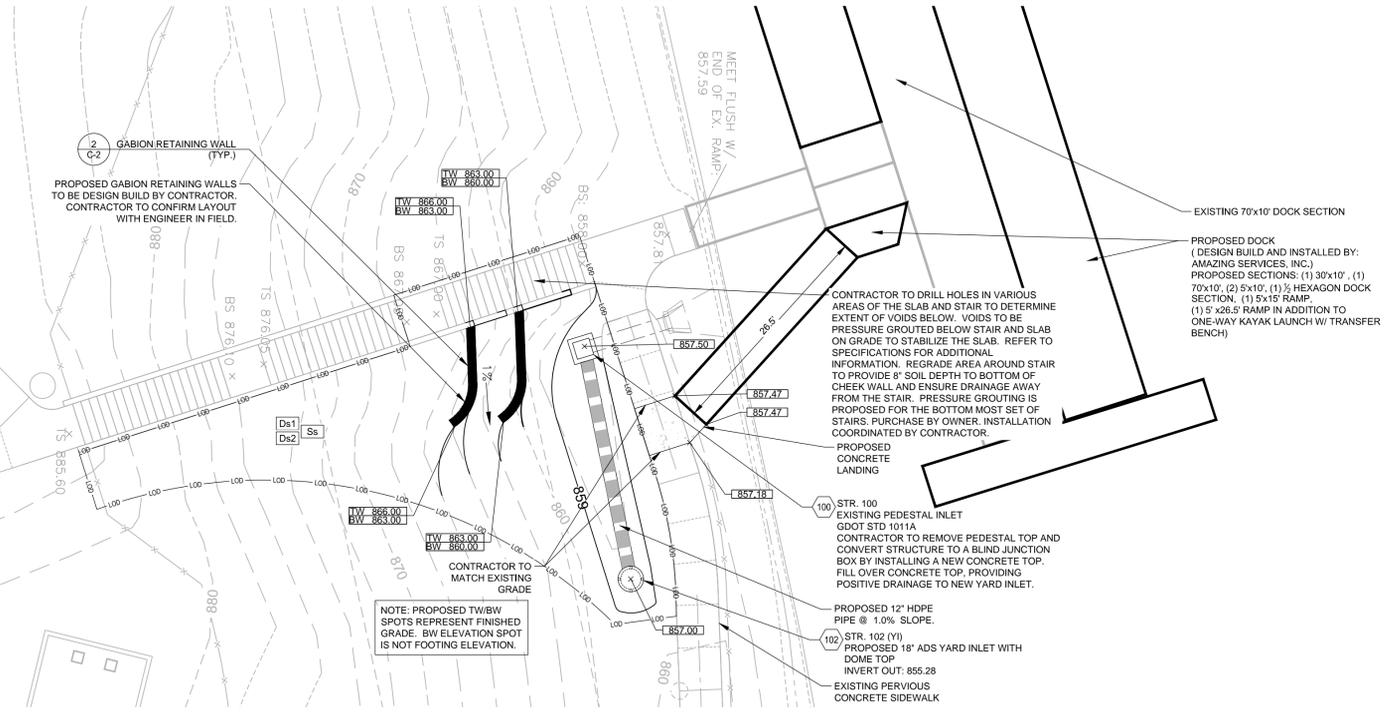
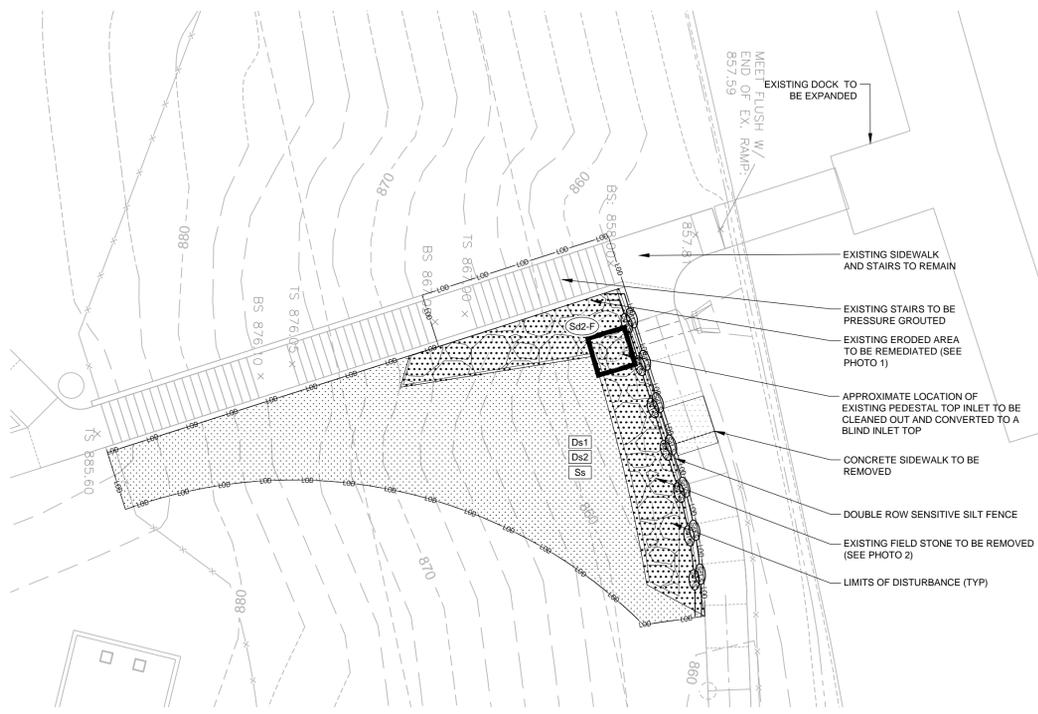
SHEET NUMBER: **G-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 873.003

NOTE: THESE PLANS ARE BASED UPON DESIGN PLANS AND NOT BASED ON FIELD BUILT SURVEY. CONTRACTOR SHALL CONFIRM DESIGN WILL WORK PRIOR TO COMMENCING CONSTRUCTION.





**1** CONCRETE STAIRS WITH HANDRAIL - DEMO & EROSION CONTROL PLAN  
 SCALE: 1" = 10' (SEE SITE PLAN FOR STEPS WITH HANDRAIL)

**2** CONCRETE STAIRS WITH HANDRAIL - SITE & GRADING PLAN  
 SCALE: 1" = 10' (SEE SITE PLAN FOR STEPS WITH HANDRAIL)

- GENERAL NOTES:**
- 1) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE CITY OF SANDY SPRINGS, GA PRIOR TO DEMOLITION OF THE SITE.
  - 2) ALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY WORK INCLUDING DEMOLITION.
  - 3) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  - 4) REMOVE SHRUBS AND TREES AS NOTED. GRUB OUT ROOTS AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.
- DEMOLITION NOTES:**
- 1) ALL NEW WORK SHOWN IN THESE SHEETS SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL BUILDING AND UTILITY INSTALLATION CODES.
  - 2) ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH FULTON COUNTY STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES EXCEPT IN CASES WHERE WITHIN THE CITY OF SANDY SPRINGS, GA JURISDICTION, THE COUNTY STANDARD SPECIFICATIONS ARE MORE STRINGENT.
  - 3) THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN, AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND TO NOTIFY THE OWNER IN CASE OF DISCREPANCIES THAT AFFECT THE CONSTRUCTION PROJECT.
  - 4) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATION AND RELOCATION OF AND TIE-IN TO PUBLIC UTILITIES.
  - 5) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY, OR ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DESIGNATED ON THE PLANS TO REMAIN, AND SHALL REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.
  - 6) THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
  - 7) CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF SANDY SPRINGS, GA AND ALL EXISTING UTILITY PROVIDERS BEFORE REMOVING ANY/ALL UTILITIES FROM THEIR EXISTING LOCATION ON THE SITE. THE CONTRACTOR SHALL PERFORM ALL UTILITY DEMOLITION OR RELOCATION ACTIVITIES IN ACCORDANCE WITH THE EXISTING UTILITIES SPECIFICATIONS, MATERIALS, AND REQUIREMENTS.
  - 8) THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE THROUGH ALL ENTRANCES AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, AND DIRECTIONAL SIGNAGE AS NECESSARY TO ACCOMPLISH THE WORK.
  - 9) CONTRACTOR SHALL CONSIDER COORDINATION ASPECTS OF CRANES AND CONSTRUCTION EQUIPMENT OPERATIONS DURING DEMOLITION ACTIVITY.
  - 10) CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
  - 11) COORDINATE WITH THE CITY OF SANDY SPRINGS, GA AS REQUIRED DURING ALL DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.
  - 12) APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANDY SPRINGS, GA OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
  - 13) ALL BUFFERS AND SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
  - 14) THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
  - 15) ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE LEGALLY DISPOSED OF, OFF SITE.
  - 16) CONTRACTOR TO CONTACT UTILITIES PROTECTION CENTER PRIOR TO ANY EXCAVATION.
  - 17) CONTRACTOR TO POT HOLE EXISTING WATER LINE, UNDERGROUND ELECTRICAL LINES, GAS LINE, UNDERGROUND TELEPHONE, FIBER OPTIC, AND ANY OTHER UTILITY LINES WITHIN THE RIGHT OF WAY DURING DEMOLITION ACTIVITIES AND COORDINATE FIELD LOCATIONS AND DEPTHS OF THESE UTILITIES WITH ENGINEER FOR PROPOSED UTILITY CROSSINGS AND PROPOSED PAVEMENT OVER EXISTING LINES. THESE LINES MAY REQUIRE RELOCATION.

- EROSION CONTROL NOTES:**
- 1) EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CLEARING OR EARTHWORK OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
  - 2) THE CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT PAVEMENTS FROM SOIL ACCUMULATION DURING CONSTRUCTION.
  - 3) ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BY THE ENGINEER OR OTHER INSPECTORS AS DETERMINED BY FIELD CONDITIONS.

**LEGEND**

	ASPHALT, GRAVEL, STONE, CONCRETE AND/OR CURB & GUTTER TO BE REMOVED
	TREES AND BRUSH TO BE REMOVED
	EXISTING FENCE
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	EXISTING TREE TO BE REMOVED

**EXISTING SITE DATA**

TOTAL SITE AREA =	26.90 AC
TOTAL DISTURBED AREA =	1364.89 SF



PHOTO 1 PHOTO 2

- GENERAL NOTES:**
- 1) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
  - 2) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
  - 3) ALL SPOT ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE NOTES:**
- 1) TRACT IS ZONED: R3 (PUBLIC PROPERTY)
  - 2) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
  - 3) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
  - 4) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
  - 5) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
  - 6) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
  - 7) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION OF COMMUNITY DEVELOPMENT.
  - 8) CONTRACTOR SHALL COORDINATE WITH THE CITY OF SANDY SPRINGS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
  - 9) THE CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN STORM WATER CONVEYANCE CHANNELS AND PIPES AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
  - 10) COORDINATE WITH THE CITY OF SANDY SPRINGS, GA FOR INSPECTIONS DURING CONSTRUCTION.
  - 11) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
  - 12) CONSTRUCT EROSION CONTROL BARRIERS PER THE CITY OF SANDY SPRINGS, GA INSPECTOR AND MAINTAIN UNTIL PERMANENT VEGETATION IS ESTABLISHED.
  - 13) THE CONTRACTOR SHALL RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN THE CITY OF SANDY SPRINGS, GA RIGHT OF WAY SHALL COMPLY WITH GDOT SPECIFICATIONS.
  - 14) MAXIMUM CUT OR FILL SLOPES IS 2H:1V
  - 15) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING ACTIVITIES.
  - 16) ALL PLASTIC STORM PIPE SHOWN ON THIS PLAN SHALL BE WRAPPED WITH LOCATION WIRE AND TAPE.
  - 17) ALL CMP STORM PIPE SHALL BE TYPE 2 ALUMINIZED. ALL HDPE SHALL BE AASHTO TYPE "S" AND SHALL BE INSTALLED IN ACCORDANCE TO ASTM D2321 OR AASHTO SECTION 30 STANDARD PRACTICES AND AS RECOMMENDED BY THE MANUFACTURER. ALL RCP STORM PIPE SHALL BE CLASS III.
  - 18) IN ALL AREAS OF FILL OR OTHERWISE DISTURBANCE OF EXISTING CONDITIONS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL FULLY AND COMPLETELY REMOVE AND LEGALLY DISPOSE OFF-SITE, ALL PLANT MATERIALS INCLUDING BUT NOT LIMITED TO ROOT SYSTEMS, CONCRETE, REINFORCED CONCRETE, ASPHALT DEBRIS, UNDERBRUSH, TOPSOIL, AND OTHER DELETERIOUS MATERIAL. THE SUBGRADE TO REMAIN SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY FOLLOWING FULL REMOVAL OF THESE MATERIALS.
  - 19) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES. 24 HR. CONTACT: MRS. ERICA MADSEN 770-368-1399
  - 20) PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 13067C0132J DATED 03/04/2013
  - 21) EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - 22) EXTREME CAUTION SHALL BE USED WHEN WORKING WITHIN THE VICINITY OF THE EXISTING OVERHEAD POWER LINES. CONTRACTORS SHALL NOTIFY/COORDINATE WITH GA POWER PRIOR TO CONSTRUCTION.
  - 23) STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
  - 24) CONTRACTOR SHALL INSTALL DOWNSTREAM STORM PIPE CONNECTION PRIOR TO INSTALLATION OF ON-SITE STORM PIPING. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES SHOWN ON THE PLANS BY POT HOLEING THE LINES. THE CONTRACTOR SHALL HAVE THE LINES SURVEYED INCLUDING HORIZONTAL AND VERTICAL LOCATION AND THE SURVEYED POINTS SENT TO THE PROJECT ENGINEER TO DETERMINE IF ANY UTILITY CONFLICTS WILL AFFECT THE CURRENT STORM DRAINAGE DESIGN.

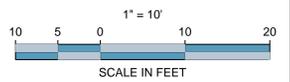
**LEGEND**

	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	CONCRETE SIDEWALK PAVING
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION FOR TOP OF WALL / BOTTOM OF WALL AT FINISHED SURFACE GRADE (SEE STRUCTURAL FOR FOOTING ELEVATIONS)

**VEGETATIVE PRACTICES**

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	ESTABLISHING TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDLINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS.
Sb	SLOPE STABILIZATION		Sb	A PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR CHANNELS.
Sd2-F	INLET SEDIMENT TRAP FILTER FABRIC WITH SUPPORTING FRAME			AN IMPOUNDING AREA CREATED BY EXCAVATING AROUND A STORM DRAIN DROP INLET. THE EXCAVATED AREA WILL BE FILLED AND STABILIZED ON COMPLETION OF CONSTRUCTION ACTIVITIES.

**NOTE: THESE PLANS ARE BASED UPON DESIGN PLANS AND NOT BASED ON FIELD BUILT SURVEY. CONTRACTOR SHALL CONFIRM DESIGN WILL WORK PRIOR TO COMMENCING CONSTRUCTION.**



ENGINEER:

**FORESITE** group

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DEVELOPER:

**SANDY SPRINGS** GEORGIA

THE CITY OF SANDY SPRINGS  
 7840 ROSWELL RD, BUILDING 500  
 SANDY SPRINGS, GA 30350  
 770-730-5600

CONTACT: MR. STAN MARSHALL

PROJECT:

**REMEDICATIONS AT MORGAN FALLS OVERLOOK PARK**

200 MORGAN FALLS RD  
 SANDY SPRINGS, GA 30350  
 LL #43 DISTRICT #59

SEALED:

10/19/2017

GEORGIA LEVEL II CERTIFIED PROFESSIONAL # 00000001575 EXPIRATION DATED: 04/22/2021

REVISIONS	DATE

PROJECT MANAGER: EM

DRAWING BY: SSH

JURISDICTION: SANDY SPRINGS, GA

DATE: 08/23/2017

SCALE: 1" = 10'

TITLE:

DEMO, EROSION CONTROL, SITE, & GRADING PLAN

SHEET NUMBER:

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 873.003

**C-1**



**GENERAL LANDSCAPE NOTES:**

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
3. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
4. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
5. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
6. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
7. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
8. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
9. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH SAMPLE IS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAID PRIOR TO APPROVAL.
10. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
11. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.

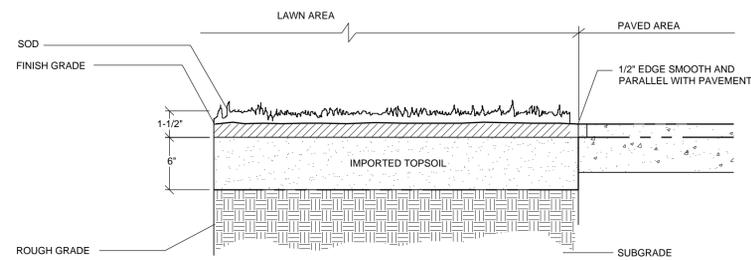
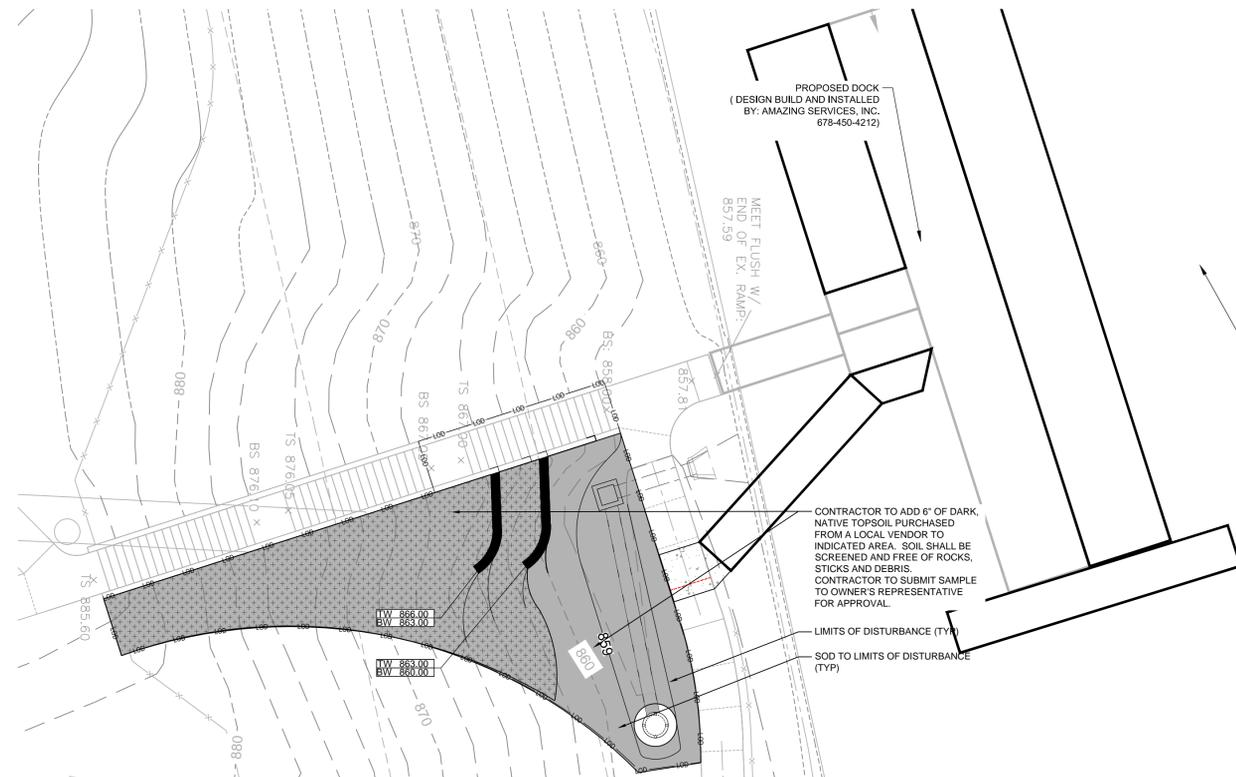
12. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
13. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
14. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
15. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM.

**CRITICAL NOTE:**

LANDSCAPE PLAN INDICATES DIAGRAMMATIC LOCATIONS ONLY. PLANTS ARE TO BE BROUGHT TO THE SITE AND SET IN GENERAL LOCATION, (NOT INSTALLED), AS INDICATED ON THE LANDSCAPE PLAN(S). LANDSCAPE ARCHITECT TO APPROVE PLANT LAYOUT PRIOR TO ACTUAL INSTALLATION. IF PLANTS ARE INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S REVIEW, ALL PLANTS WILL HAVE TO BE REPLANTED AT NO ADDITIONAL COSTS TO THE OWNER. CONTRACTOR TO COORDINATE SCHEDULE FOR REVIEW WITH LANDSCAPE ARCHITECT (48 HOUR NOTICE MINIMUM). **NO PORTION OF THE CONTRACTOR'S PAY APPLICATION WILL BE APPROVED FOR LANDSCAPING UNTIL THE LANDSCAPE ARCHITECT HAS SIGNED OFF ON THE PLANT INSTALLATION.**

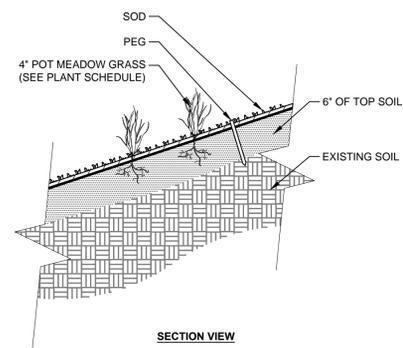
**PLANT SCHEDULE**

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	4" POT	24" o.c.	178
SOD/SEED	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		1,096 SF

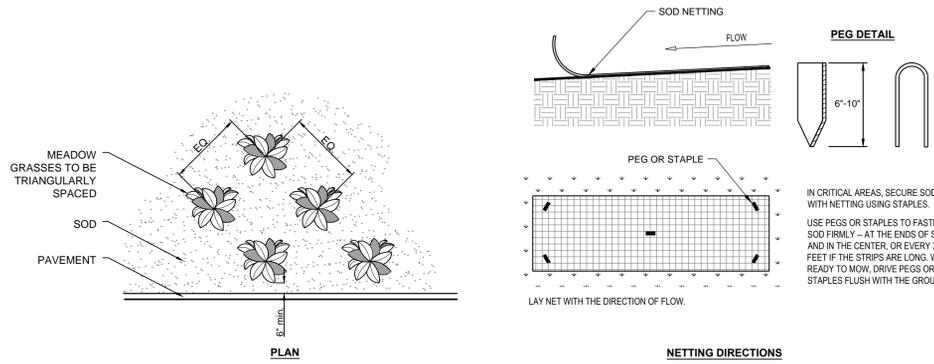


- SODDING PROCEDURE:**
1. PREPARE FINISH GRADE (AS PER SPECIFICATIONS)
  2. APPLY LIME & FERTILIZER & ROTO-TIL (AS PER SOIL TEST)
  3. LAY SOD & WATER THOROUGHLY

NOTE: INSTALL SOD SO THAT TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.



- NOTES:**
- 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
  - 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
  - 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

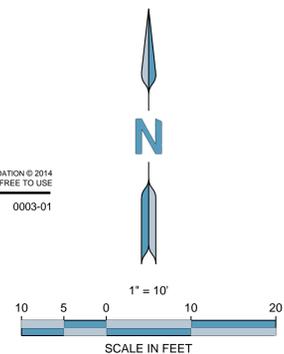


**1 SOD INSTALLATION**  
NOT TO SCALE

URBAN TREE FOUNDATION © 2014  
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0002-01

**2 PINNED SOD AND MEADOW GRASSES**  
NOT TO SCALE

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DEVELOPER:

THE CITY OF SANDY SPRINGS  
7840 ROSWELL RD, BUILDING 500  
SANDY SPRINGS, GA 30350  
770-730-5600  
CONTACT: MR. STAN MARSHALL

PROJECT: **REMEDIATIONS AT MORGAN FALLS OVERLOOK PARK**

200 MORGAN FALLS RD  
SANDY SPRINGS, GA 30350  
LL #43 DISTRICT #59

SEAL:

REVISIONS DATE

PROJECT MANAGER: EM

DRAWING BY: SSH

JURISDICTION: SANDY SPRINGS, GA

DATE: 08/23/2017

SCALE: 1" = 10'

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

**L-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 873.003